



**Wychwood House, Stocks Lane, Faldingworth,
Market Rasen, LN8 3SH**

£495,000

An immaculately presented detached family home situated in a non-estate location within the popular village of Faldingworth. The property is located within good access to Market Rasen and the Cathedral City of Lincoln. Internally the property offers large versatile living accommodation which comprises of an impressive Reception Hall/Dining Room, dual-aspect Lounge, open plan Kitchen Diner, Utility Room, Downstairs WC and a First Floor Landing leading to the large Main Bedroom Suite including a Dressing Area and En-Suite Bathroom, Bedroom Two with a Walk-in Wardrobe and En-Suite, Bedroom Three, Bedroom Six/Study and a Family Bathroom. The Second Floor Landing leads to two further Double Bedrooms and an additional Shower Room. Outside there is a block-paved Driveway providing ample off-street parking and giving access to the Integral Double Garage. Side access leads to the rear of the property where there is a patio seating area, lawned gardens and a range of attractive shrubs and trees. The property is being sold with No Onward Chain and viewing is recommended.



Stocks Lane, Faldingworth, Market Rasen



SERVICES

Mains electricity, water and drainage. Oil-fired central heating. Underfloor heating.

EPC RATING – C

COUNCIL TAX BAND – F

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property is situated in the sought after rural village of Faldingworth which has a village primary school and public house. Faldingworth lies on the A46 road between Market Rasen and Lincoln. Market Rasen is a small market town offering a range of shopping and schooling facilities to include primary school, railway link to mainline stations, golf club and Lincolnshire's only racecourse. The property is within the catchment area for De-Aston comprehensive school, Caistor Grammar School and William Farr C of E Comprehensive School. The Historic City of Lincoln, the port of Grimsby, the Humber Bank, Humberside International Airport, Doncaster Airport and the A1 road link and M180 motorway link are within commuting distance.



RECEPTION HALL / DINING ROOM

25' 2" x 13' 9" (7.67m x 4.19m), with UPVC double glazed door and windows, UPVC double glazed double doors, tiled flooring, stairs to First Floor, spotlighting and underfloor heating.

LOUNGE

19' 6" x 13' 10" (5.94m x 4.22m), with four UPVC double glazed windows, wooden flooring, fire surround and hearth with electric fire and underfloor heating.

KITCHEN/DINER

25' 2" x 12' 10" (7.67m x 3.91m), with three UPVC double glazed windows (two with fitted shutters), tiled flooring, fitted with a range of wall and base units with drawers and granite work surfaces over, Range cooker with five ring induction hob and extractor fan over, porcelain sink and drainer, integrated dishwasher, space for a fridge freezer, spotlighting and underfloor heating.

UTILITY ROOM

10' 0" x 6' 4" (3.05m x 1.93m), with UPVC double glazed door and window, tiled flooring, wall and base units with work surfaces over, porcelain sink and drainer, plumbing and space for a washing machine, part-tiled walls and underfloor heating.



BOILER CUPBOARD

With oil-fired central heating boiler.

W.C

7' 2" x 3' 4" (2.18m x 1.02m), with UPVC double glazed window, tiled flooring, part-tiled walls, low level WC, wash hand basin, extractor fan and underfloor heating.



FIRST FLOOR LANDING

With laminate flooring, storage cupboard, stairs to the Second Floor, bannister rail, vertical radiator and UPVC double glazed window.

BEDROOM 1

14' 10" x 12' 10" (4.52m x 3.91m), with two UPVC double glazed windows, laminate flooring, spotlighting and radiator.



DRESSING ROOM

17' 8" x 8' 10" (5.38m x 2.69m), with two Velux windows, tiled flooring and radiator.

EN-SUITE

17' 6" x 9' 6" (5.33m x 2.9m), with two Velux windows, tiled flooring, part-tiled walls, low level WC, wash hand basin, jacuzzi bath, walk-in shower cubicle with rainfall shower, heated towel rail and wall mirror.



BEDROOM 2

15' 0" x 13' 10" (4.57m x 4.22m), with two UPVC double glazed windows, laminate flooring, spotlighting and radiator.

WALK-IN WARDROBE

5' 10" x 5' 5" (1.78m x 1.65m), with UPVC double glazed window, laminate flooring, radiator, storage unit and fitted hanging rails.

EN-SUITE

8' 9" x 5' 9" (2.67m x 1.75m), with UPVC double glazed window, tiled flooring, tiled walls, low level WC, wash hand basin, walk-in shower cubicle, heated towel rail and extractor fan.



BEDROOM 3

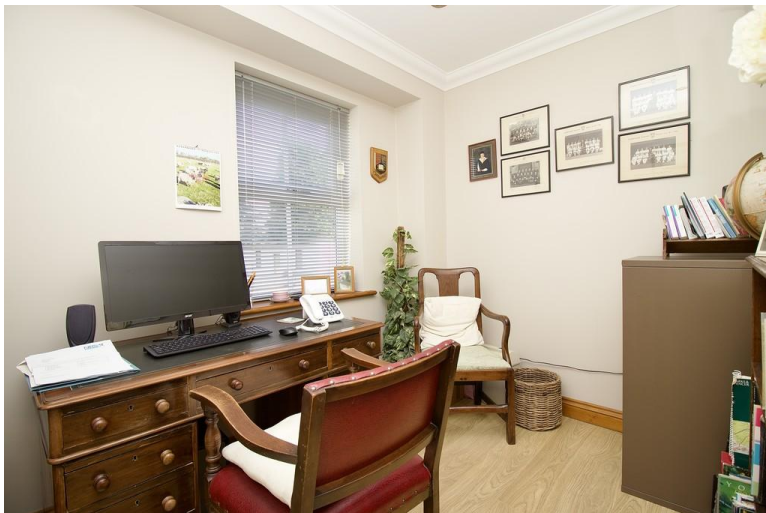
12' 10" x 9' 8" (3.91m x 2.95m), with UPVC double glazed window, laminate flooring, built-in wardrobe and radiator.

BEDROOM 6 / STUDY

10' 1" x 7' 1" (3.07m x 2.16m), with UPVC double glazed window, laminate flooring, radiator and spotlighting.

FAMILY BATHROOM

15' 2" x 7' 9" (4.62m x 2.36m), with UPVC double glazed window, laminate flooring, part-tiled walls, low-level WC, wash hand basin, bidet, walk-in shower cubicle, heated towel rail, spotlighting and extractor fan.



SECOND FLOOR LANDING

With Velux window, bannister rail and laminate flooring.

BEDROOM 4

15' 7" x 12' 11" (4.75m x 3.94m), with two Velux windows, laminate flooring, access to eaves storage and radiator.

BEDROOM 5

15' 7" x 15' 3" (4.75m x 4.65m), with two Velux windows, laminate flooring, radiator and access to eaves storage.



SHOWER ROOM

5' 5" x 12' 4" (1.66m x 3.78m), with Velux window, tiled flooring, part-tiled walls, low level WC, wash hand basin, walk-in shower cubicle, heated towel rail and extractor fan.



OUTSIDE

To the front of the property there is a block-paved driveway providing ample off-street parking and giving access to the Double Garage with electric up and over door, UPVC double glazed window and door, power points and lighting. To the rear of the property there is a paved area with a garden shed and oil tank, which leads to a further patio seating area, lawned garden and is surrounded by a range of plants, shrubs and trees.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, B ridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

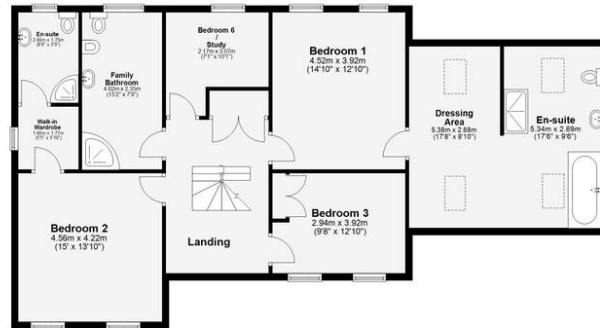
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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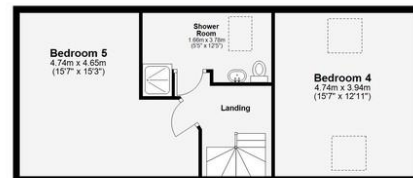
First Floor
Approx. 124.1 sq. metres (1335.3 sq. feet)



Ground Floor
Approx. 123.8 sq. metres (1332.6 sq. feet)



Second Floor
Approx. 54.5 sq. metres (586.7 sq. feet)



Total area: approx. 302.4 sq. metres (3254.5 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
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01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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